

COMMUNITY MEETING REPORT
Petitioner: Collett Properties, Inc.
Rezoning Petition No. 2020-123

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date and time of the Community Meeting, and information on how to access the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on September 18, 2020. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, October 1, 2020 at 6:30 PM. The Community Meeting was a virtual Community Meeting and was held by way of a Zoom Webinar.

PERSONS IN ATTENDANCE AT MEETING:

The individuals who requested a link to the Community Meeting are identified on Exhibit B attached hereto. The Petitioner's representatives at the Community Meeting were Teddy Hull and Mike Robbe of the Petitioner, Kevin Caldwell of Geoscience Group and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2020-123.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the earliest that the Public Hearing could occur is Monday, November 16, 2020 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4th Street. However, at this point, we do not know if the Public Hearing will be an in-person meeting or a virtual meeting due to COVID-19. John Carmichael stated that the Public Hearing is before City Council and the Zoning Committee. John Carmichael stated that the Public Hearing could be deferred for some reason.

The earliest that the Zoning Committee Work Session could be held is Tuesday, December 1, 2020 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. However, we do not know if the Zoning Committee Work Session will be an in-person meeting or a virtual meeting due to COVID-19. Although this is a public meeting, it is not a Public Hearing. This means that the public is welcome to attend the meeting, however, neither the public nor the Petitioner typically speak at this meeting. The Zoning Committee will make a recommendation to City Council as to whether or not this Rezoning Petition should be approved or denied.

The earliest date that City Council could render a decision on this rezoning request is Monday, December 21, 2020 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center. Hopefully, by December 21, 2020 we will be able to have in-person meetings at the Charlotte-Mecklenburg Government Center.

John Carmichael then showed a map and aerial photographs that depict the site and the surrounding area. John Carmichael stated that the site subject to this Rezoning Petition contains approximately 13.22 acres and is located on north side of Business Center Drive, just west of Little Rock Road.

John Carmichael shared a slide that shows the current zoning of the site and adjacent and nearby parcels of land. John Carmichael stated that the northern portion of the site is zoned R-3 AIR LLWPA and the southern portion of the site is zoned B-2 AIR LLWPA. The R-3 zoning district is a single family zoning district and the B-2 zoning district is a business zoning district. AIR signifies that the site is located in the Airport Noise Overlay District and LLWPA signifies that the site is located in the Lower Lake Wylie Watershed Protection Area.

John Carmichael stated that the parcels of land located to the north of the site are zoned R-3, the parcels of land located to the east of the site are zoned B-D and B-2, the parcels of land located to the west of the site are zoned R-3 and the parcels of land located to the south of the site across I-85 are zoned I-1 and I-2.

John Carmichael stated that the Petitioner is requesting that the site be rezoned to the I-1 (CD) AIR LLWPA (light industrial) zoning district to accommodate a maximum 175,000 square foot building on the site that would be devoted to office, warehouse, distribution and other light industrial uses and outside storage on the site as allowed in the I-1 zoning district. John Carmichael stated that this is a conditional rezoning request. Therefore if this rezoning request is approved, the site can only be developed in accordance with the rezoning plan.

Mike Robbe of the Petitioner then addressed the meeting and provided information on Collett Properties, Inc. He stated that Collett Properties, Inc. has been in Charlotte for over 30 years, and it does ground up development almost exclusively. Collett Properties, Inc. also has offices in Greenville, South Carolina and Dallas, Texas. Traditionally, Collett Properties has focused on retail developments, but it has branched out to other forms of development, including medical office and industrial buildings.

Mike Robbe stated that there is a lot of demand in the market for distribution buildings, particularly in view of e-commerce. Mike Robbe suggested that the attendees visit Collett Properties, Inc.'s website for more information. The website address was shared with attendees.

John Carmichael reviewed the rezoning plan. He stated that there would be a single vehicular access point into the site from Business Center Drive. The maximum building height would be 50 feet. John Carmichael reviewed the buffers that would be established along the western, northern and eastern boundary lines of the site. John Carmichael stated that an 8 foot wide planting strip and a 6 foot wide sidewalk would be installed along the site's frontage on Business Center Drive.

John Carmichael asked if the attendees had any questions, and they did not.

John Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

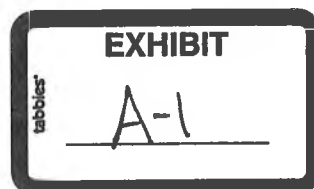
Respectfully submitted, this 12th day of October, 2020

Collett Properties, Inc., Petitioner

cc: Mr. Joe Mangum, Charlotte Planning, Design & Development Department (via e-mail)

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY

2020-123	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2020-123	05535101	PARK'N GO OF CHARLOTTE-2 LLC			C/O JOHN BONA	PO BOX 643804		FORT LAUDERDALE	FL	33316
2020-123	05535102	BRADLEY	PAUL B		CARTER H BRADLEY	4300 BUSINESS CENTER DR		CHARLOTTE	NC	28214
2020-123	05535119	HOSPITALITY CONCEPTS INC		RAMESH B	GOKAL	273 GOLDSTAR ST		HENDERSON	NV	89012
2020-123	05535131	PARK'N GO OF CHARLOTTE-2 LLC			C/O JOHN BONA	PO BOX 643804		FORT LAUDERDALE	FL	33316
2020-123	05535137	BRADLEY	PAUL B		CARTER H BRADLEY	4300 BUSINESS CENTER DR		CHARLOTTE	NC	28214
2020-123	05535138	BRADLEY	PAUL B		CARTER H BRADLEY	4300 BUSINESS CENTER DR		CHARLOTTE	NC	28214
2020-123	05535139	BRADLEY	PAUL B		CARTER H BRADLEY	4300 BUSINESS CENTER DR		CHARLOTTE	NC	28214
2020-123	05535209	TAYLOR	CLARENCE			2825 LEE ST		CHARLOTTE	NC	28214
2020-123	05535213	MORRISON	EZALIA W			6834 CALTON LN		CHARLOTTE	NC	28214
2020-123	05535214	HERNANDEZ	ISRAEL OUED MURILLO			6826 CALTON LN		CHARLOTTE	NC	28214
2020-123	05535301	MARTIN	LETHA THOMPSON			6915 CALTON LN		CHARLOTTE	NC	28214
2020-123	05535302	CURRENCE	DAVID CHRISTOPHER			6925 CALTON LN		CHARLOTTE	NC	28214
2020-123	05535303	RU LLC				PO BOX 1357		PINEVILLE	NC	28134
2020-123	05535304	RU LLC				PO BOX 1357		PINEVILLE	NC	28134
2020-123	05535305	PEREZ	LUIS ALONSO RUANO			6729 CALTON LN		CHARLOTTE	NC	28214
2020-123	05535306	KOSHAK	PHILLIP			6949 CALTON LN		CHARLOTTE	NC	28214
2020-123	05535313	CU LLC				PO BOX 1357		PINEVILLE	NC	28134
2020-123	05535327	THEODOROS	CALEB			4310 CRYSTAL ERICA LN		CHARLOTTE	NC	28214
2020-123	05535328	CALDERON	GLERIA	JOSE	CALDERON	33 SOUTH HOWELL AVE		CENTEREACH	NY	11720
2020-123	05535329	GARY	KAYANISEA T			4315 CRYSTAL ERICA LN		CHARLOTTE	NC	28214
2020-123	05535330	WALLACE	KAY			4323 CRYSTAL ERICA LN		CHARLOTTE	NC	28214
2020-123	05535331	CARDONA	DONALDO	MAYRA	MAZARIEGOS	6827 CALTON PL		CHARLOTTE	NC	28214
2020-123	05535332	RAUIT	MARY LOUISE			6831 CALTON LN		CHARLOTTE	NC	28214
2020-123	05535333	CALTON PLACE HOMEOWNERS ASSOCIATION				6831 CALTON LN		CHARLOTTE	NC	28201
2020-123	05535334	PARK'N GO OF CHARLOTTE-2 LLC			C/O JOHN BONA	PO BOX 643804		FORT LAUDERDALE	FL	33316
2020-123	05535335	CU LLC				PO BOX 1357		PINEVILLE	NC	28134
2020-123	05535511	SMOAK	DOUGLAS GENE	LOIS P	SMOAK	2824 LEE ST		CHARLOTTE	NC	28214
2020-123	05536953	ROLLINS LEASING CORP			C/O PENSKE TRUCK LEASING	ROUTE 10 GREEN HILLS	PO BOX 563	READING	PA	19603
2020-123	05536956	AMDM INVESTMENTS LLC				PO BOX 502		HARRISBURG	NC	28075



PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US

2020-123	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2020-123		Erinn	Rochelle	6819 Tuckaseegee Road		Charlotte	NC	28214
2020-123	Calton Place / Moores Park Neighborhood	Sharon	Shreve	4412 Charles Patrick Ct	<Null>	Charlotte	NC	28214
2020-123	Kensington HOA	Liz & Paul	Payerle	2915 Kanimbla Dr	<Null>	Charlotte	NC	28214
2020-123	Thomasboro/Hoskins	Alvin	Eccles	2118 Little Rock Rd	<Null>	Charlotte	NC	28214
2020-123	Westerwood	Jodi	Adams	2508 Park Lane	<Null>	Charlotte	NC	28214
2020-123	Windsong Trails Neighborhood Association	Annie	Briggs	2421 Mery Ann Dr	<Null>	Charlotte	NC	28214

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting - **Rezoning Petition No. 2020-123** filed by Collett Properties, Inc. to request the rezoning of an approximately 13.22 acre site located on the north side of Business Center Drive between Little Rock Road and Moores Park Drive

Date and Time of Meeting: Thursday, October 1, 2020 at 6:30 p.m.

Place of Meeting: See Below for Information on How to Access the Virtual Community Meeting

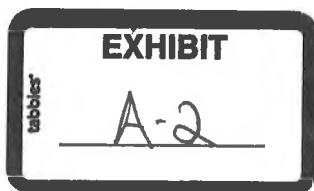
We are assisting Collett Properties, Inc. (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 13.22 acre site located on the north side of Business Center Drive between Little Rock Road and Moores Park Drive from the R-3 AIR LLWPA and B-2 AIR LLWPA zoning districts to the I-1 (CD) AIR LLWPA zoning district. The purpose of this rezoning request is to accommodate the development of a maximum 175,000 square foot building on the site that would be devoted to office, warehouse, distribution and other light industrial uses and outside storage.

The Petitioner will hold a virtual Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design & Development Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

Accordingly, on behalf of the Petitioner, we invite you to participate in the virtual Community Meeting regarding this Rezoning Petition on Thursday, October 1, 2020 at 6:30 p.m. Area residents and representatives of area organizations who would like to participate in the Community Meeting must email their personal email addresses to nspeed@robinsonbradshaw.com to receive an electronic invitation and link to the Community Meeting. If you do not have access to the internet or cannot otherwise participate in the Community Meeting and would like a hard copy of the presentation mailed to you, please contact John Carmichael at the email address or phone number below.

Once you log into the Community Meeting, a presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have an opportunity to ask questions.

The presentation will also be available on-line for review for a period of at least 10 days after the Community Meeting. The presentation will be posted on the Planning Department's webpage for this Rezoning Petition (Rezoning Petition No. 2020-123). You can also continue to contact us with questions after the Community Meeting.



Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at jcarmichael@robinsonbradshaw.com.

Thank you.

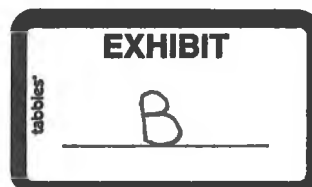
Robinson, Bradshaw & Hinson, P.A.

cc: Council Member Victoria Watlington, Charlotte City Council District 3 (via email)
Ms. Lisa Arnold, Charlotte Planning, Design & Development Department (via email)

Date Mailed: September 18, 2020

Individuals Requesting a Link to the Community Meeting
Rezoning Petition No. 2020-123
October 1, 2020

Attendee	Email
1. Victoria Watlington	Victoria.Watlington@ci.charlotte.nc.us
2. Sharon Shreve	sdshreve@bellsouth.net
3. Gary Kayanisea	kayaniseagary1@gmail.com
4. Ramesh Gokal	rbgokal@gmail.com
5. Rick Fairchild	raf@parkngo.us
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16.	



Rezoning Petition No. 2020-123

Collett Properties, Inc., Petitioner

Community Meeting

October 1, 2020



ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

Agenda

- I. Introduction of Rezoning Team Members
- II. Current Rezoning Schedule
- III. Site/Current Zoning/Rezoning Request
- IV. Information on Collett Properties, Inc.
- V. Review of Rezoning Plan
- VI. Questions

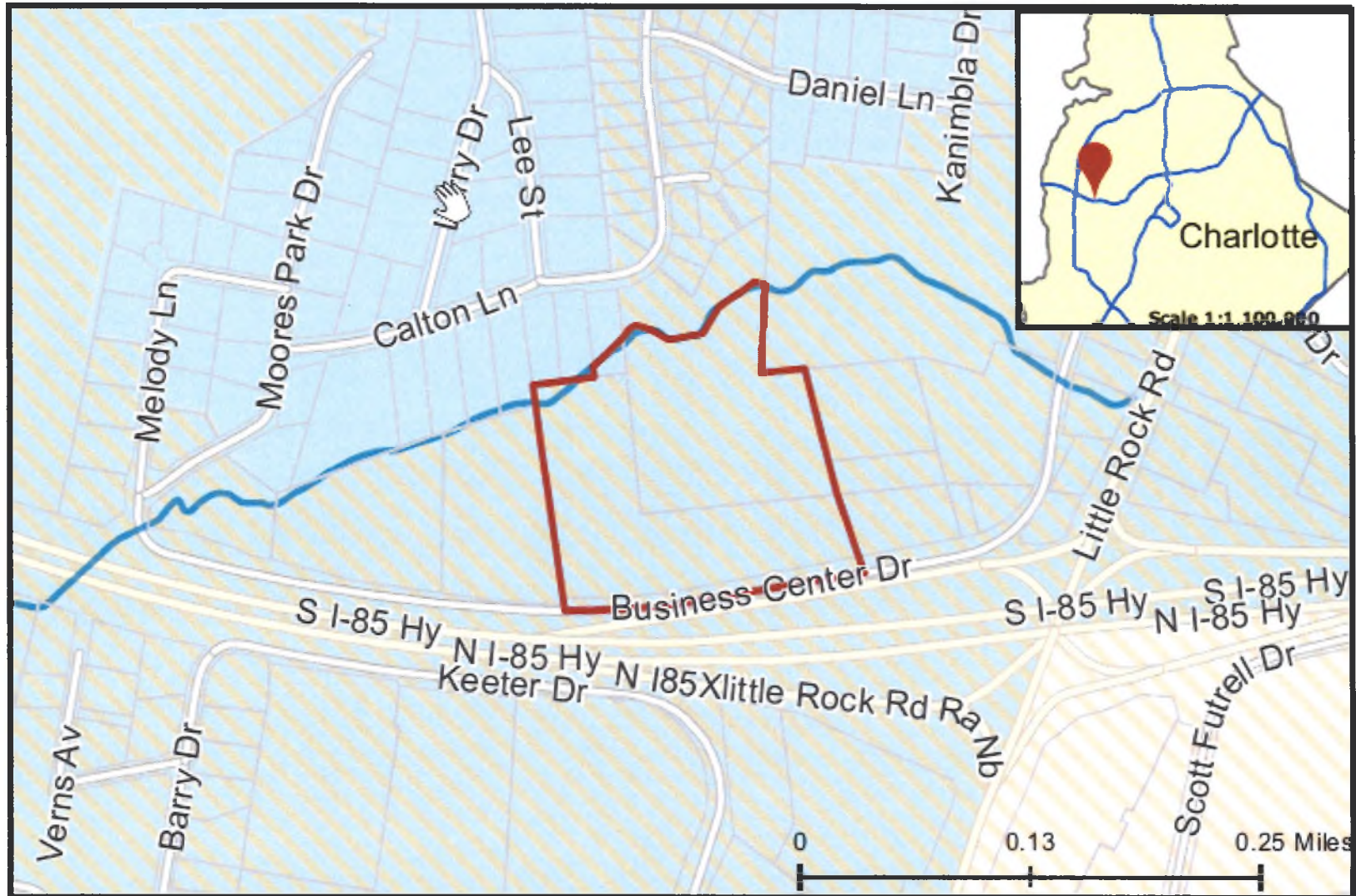
Rezoning Team

- Teddy Hull, Collett Properties, Inc.
- Mike Robbe, Collett Properties, Inc.
- Kevin Caldwell, Geoscience Group
- John Carmichael, Robinson, Bradshaw & Hinson

Current Rezoning Schedule

- Public Hearing: Monday, November 16, 2020 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, December 1, 2020 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, December 21, 2020 at 5:00 PM at the Charlotte-Mecklenburg Government Center

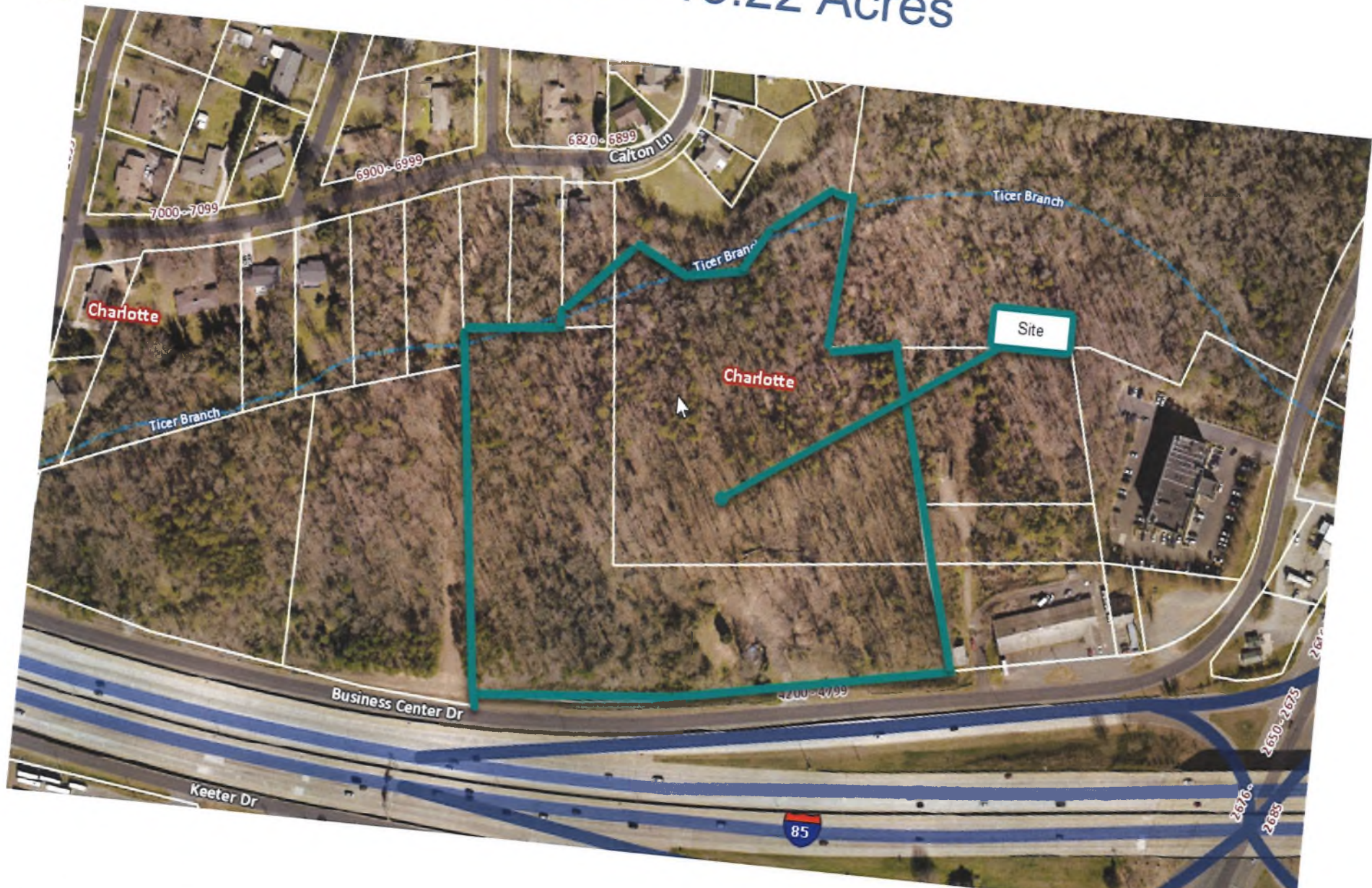
Site – 13.22 Acres



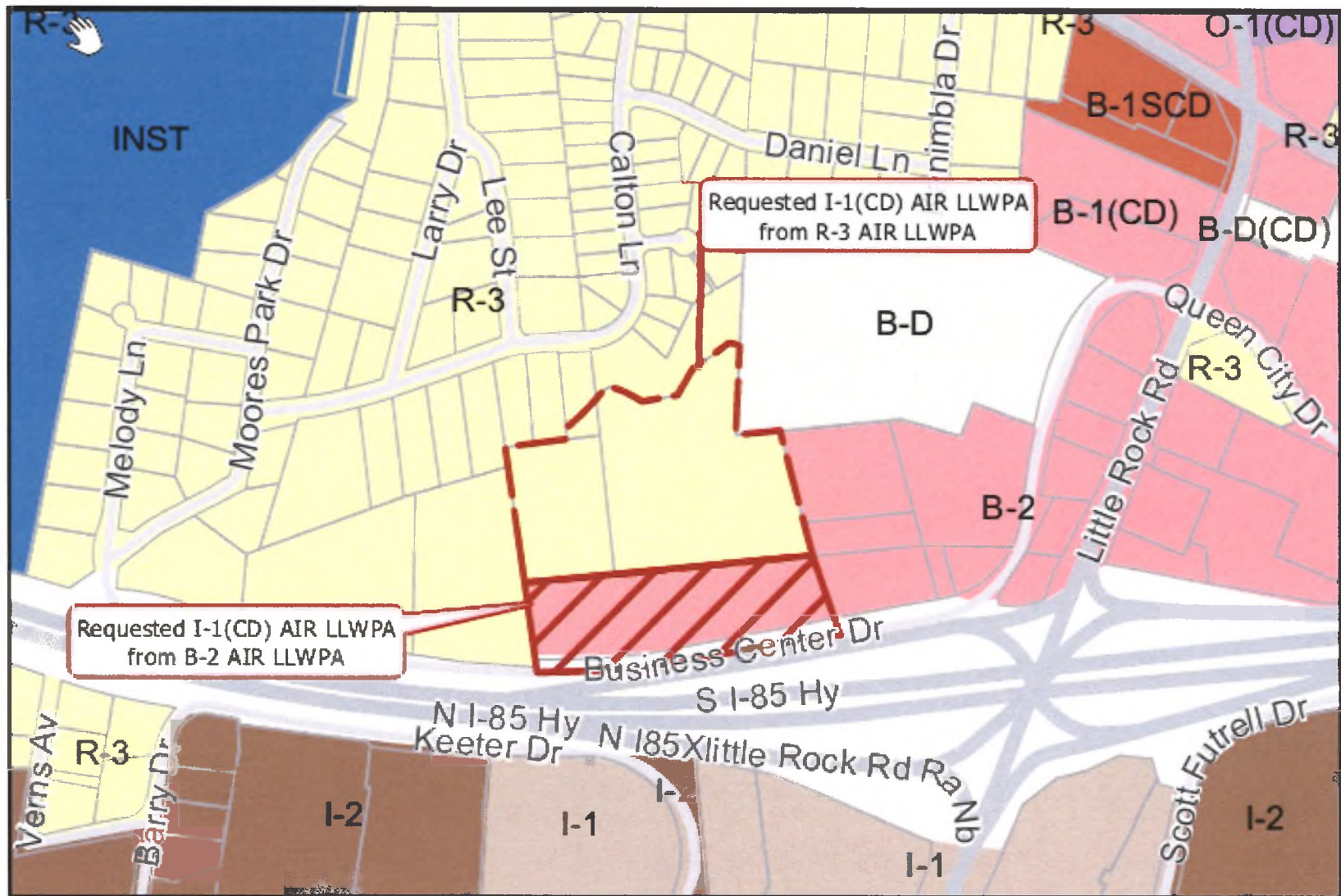
Site – 13.22 Acres



Site – 13.22 Acres



Current Zoning of the Site and Nearby Parcels



Rezoning Request

Requesting that the site be rezoned from the R-3 AIR LLWPA and B-2 AIR LLWPA zoning districts to the I-1 (CD) (Light Industrial) AIR LLWPA zoning district to accommodate a maximum 175,000 square foot building that would be devoted to office, warehouse, distribution and other light industrial uses and limited outside storage on the site

Collett Properties, Inc.



<https://www.collettre.com/home>



Rezoning Plan



RZ

BUSINESS CENTER DR
CHARLOTTE, NORTH CAROLINA

☐ **NOT**
FOR CONSTRUCTION

☐ **READY FOR**
INSTALLATION

☐ **READY FOR**
INSTALLATION

☐ **READY FOR**
INSTALLATION

Driver's Status

GEOSCIENCE GROUP 555 E. 17th Street Cary, NC 27513 Attn: Mr. Bob Smith Tel: 704/221-1021 Group number: 10201-001		PROJECT NUMBER DATE DRAW BY CHECKED BY PROJECT NAME DATE FILE NAME SCALE	SHEET NO. SHEET COUNT 1 of 1 1	DATE 1/1/00
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Questions